

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Michael Jurkovic, AICP, Development Review Specialist
J.S. Jennifer Steingasser, Deputy Director, Development Review and Historic Preservation

DATE: April 14, 2025

SUBJECT: ZC Case 24-24: Setdown Report for Zoning Commission Case No. 24-24, “The Heritage” Consolidated Planned Unit Development and Related Map Amendment from RF-1 to MU-9 at 1201 New York Avenue NE, Parcel 0129; Lot 0115.

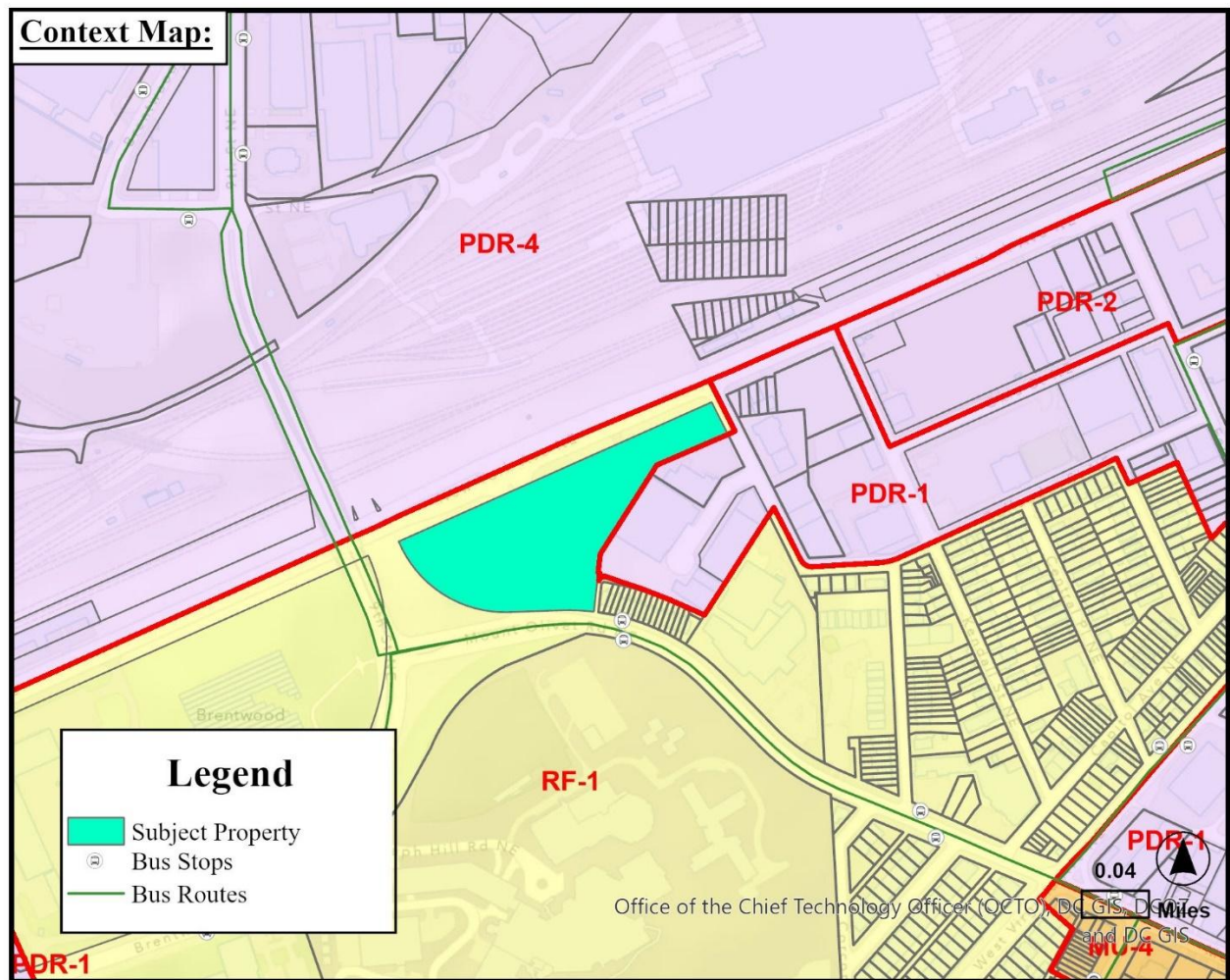
I. RECOMMENDATION

The Office of Planning (OP) recommends the Commission **set down** the application by The D.C. Department of General Services (DGS) for a consolidated Planned Unit Development (PUD) with a PUD-related map amendment from RF-1 to MU-9, to construct a men’s shelter at 1201 New York Avenue NE. The proposal would be not inconsistent with the Comprehensive Plan, the New York Avenue NE Vision Framework, and the Ivy City Small Area Plan, and the filing generally meets the requirements of 11DCMR Subtitle X, Chapter 3.

II. APPLICATION-IN-BRIEF

Applicant	Cozen O’Conner on behalf of D.C. Department of General Services
Proposed Map Amendment	RF-1 to MU-9
Address	1201 New York Avenue NE
Legal Description	Parcel 0129; Lots 0115
Ward and ANC	Ward 5, ANC 5D
Property Size	203,868 sq. ft.
Property Description	Irregularly shaped lot fronting on New York Avenue NE with a private connector road segmenting the property.
Existing Development	Animal shelter on the eastern half; undeveloped on the western half.
Proposal	Planned Unit Development (PUD) for a new men’s shelter with a capacity of 407 permanent beds in one building, with a maximum defined height of 83 feet and FAR of 0.5. The facility will also include ancillary service uses for benefit of individuals utilizing the facility.

Future Land Use Map Designation	Mixed High-Density Residential / Commercial; Production Distribution and Repair; Moderate Density Residential; Federal
Generalized Policy Map Designation	Federal Lands and Neighborhood Conservation Area.
Comprehensive Plan Area Element	Upper Northeast Area Element
Small Area Plan	Ivy City SAP
Historic District	N/A



III. SUMMARY OF OP COMMENTS

The following table summarizes OP comments regarding this proposal, including areas where resolution or additional information is required. OP will continue to work with the applicant to adequately address these issues, and other issues raised by the Commission at setdown, prior to a public hearing.

OP Comment	Planning and / or Zoning Rationale
Status of the updated Conservation Easement & amended Transfer of Jurisdiction with NPS.	Confirmation that relevant parties agree with the proposed use.
Clarification of the proposed height and number of long-term bicycles spaces.	Clarification of intended design due to conflicting documents in the record.
Additional street trees along the edge of New York Avenue.	Enhancement of pedestrian comfort in the public realm.

IV. ZONING ANALYSIS

The site is currently zoned RF-1 and the applicant is requesting a PUD-related zoning map amendment to the MU-9 zone, which is not inconsistent with the Comprehensive Plan. Below is a table comparing the existing and proposed zone to the proposal.

	Existing Zone RF-1	Proposed Zone MU-9 PUD	Proposed Dev't MU-9 PUD ¹	Flexibility
Lot Area	4,000 sq. ft. min.	N/A	203,898 sq. ft.	None Requested
Density	N/A	6.5 FAR / 1 FAR Non-Residential	0.5 FAR	None Requested
Gross Floor Area	244,677.6 sq. ft.	1,325,337 sq. ft./ 203,898 sq. ft. Non-Residential	99,599 sq. ft.	None Requested
Penthouse FAR	N/A	0.4 max. not included in total FAR	0.4	None Requested
Height	35 ft. (3 stories) max.	130 ft. max	83 ft.	None Requested
Penthouse Height	12 ft. (1 story) max.	20 ft. max.	9.5 ft.	None Requested
Open Court Width	4 in. per 1 ft. of height of court but not less than 15 ft. (Closed Court)	4 in. per 1 ft. of height of court but not less than 15 ft. (Closed Court)	conforming	None Requested
Rear Yard	20 ft. min.	12 ft min or 2.5 in. per foot in height (18 ft.)	30 ft.	None Requested
Side Yard	2 side yards of 5 ft. width min.	Not required; 4 ft. min. if provided	Not required; 4 ft. min. if provided	None Requested

¹ Provided by the applicant.

	Existing Zone RF-1	Proposed Zone MU-9 PUD	Proposed Dev't MU-9 PUD ¹	Flexibility
Lot Occupancy	40% max.	N/A (100%)	15%	None Requested
Parking	0.5 per 1000 sq. ft. (25 spaces with Transit Exception)		42 compact spaces	Flexibility Requested
Bicycle Parking	1 long term and 1 short term per 10,000 sq. ft. of building area. (10 long-term & 10 short-term spaces)		11 Long Term Spaces; 10 Short Term Spaces	None Requested
Loading: Delivery Space	1 min.		1 space	None Requested
Loading: Loading Space	1 required		1 space	None Requested
Loading: Loading Birth Size C § 905	Width: 12 ft. min. Depth: 30 ft. min. Height: 10 ft. min.		Width: 8 ft. min. Depth: 26 ft. min. Height: 10 ft. min.	Flexibility Requested
Green Area Ratio	n/a	0.20 min.	0.50	None Requested
Use	Emergency Shelter with capacity of 407 not permitted by-right	Emergency Shelter permitted by-right.	Emergency Shelter with ancillary uses	None Requested

V. REQUESTED ZONING FLEXIBILITY

The applicant requests the following flexibility through this PUD:

All Compact Parking Spaces

According to C §713.3(a) at least half of the required parking spaces must meet or exceed the full-sized dimensions per C §713.6. Per the applicant in this proposal that would require at least 13 full sized parking spaces. However, the applicant is requesting flexibility in order to provide a total of 42 compact parking spaces in order to better accommodate its staff.

Loading Birth Size

Per Subtitle C §905.2 the required loading space must be at least 12 feet by 30 feet in size. The applicant requests flexibility to allow for the loading birth to be reduced to 8 feet by 26 feet. Per the applicant this would allow for a better utilization of the land available to them for the development of the Shelter and the need for a full-sized loading berth is not required as large amounts of personal belongings would not be moved to and from the facility.

Design Flexibility

- Interior Components
- Exterior Materials – Color
- Exterior Details – Location and Dimension
- Streetscape Design
- Signage

- Shelter Beds
- Sustainable Features

OP will provide detailed analysis of the requested parking space and loading birth size requirements prior to the public hearing, should the Commission set the application down. OP will also ensure that the design-related flexibility is consistent with recent Zoning Commission approvals for PUDs.

VI. PLANNING CONTEXT

Brief History of the Site

The site in question is located at the western edge of Ivy City, and is currently occupied by the District's Animal Care and Control Facility which is allowed pursuant to the Transfer of Jurisdiction agreement with the National Parks Service (NPS).

The Ivy City Small Area Plan, 2024, notes that residents began to settle in Ivy City in 1873, establishing it as a neighborhood around a train station on the Baltimore & Ohio Railroad's (B&O) Washington Branch. The area's job-rich transportation and brickmaking industries attracted a community of Black laborers, many of whom migrated from the South after the Civil War.

In the late 19th century, after many years of growth, Ivy City began to face economic decline. Starting in 1895, the Ivy City Brick Company shut down, followed by the local race track. In 1907, the Ivy City train station closed when the B&O rail line relocated its tracks to serve the new Union Station. In just over a decade, Ivy City lost its main employers and primary transportation connection to downtown.

In the 1930s, early zoning maps designated most of Ivy City for commercial and industrial use, and the District government expanded New York Avenue NE as a highway. Both changed Ivy City's commercial landscape by encouraging more industrial businesses to locate in the area. (ICSAP, p. 12)

A. COMPREHENSIVE PLAN MAPS

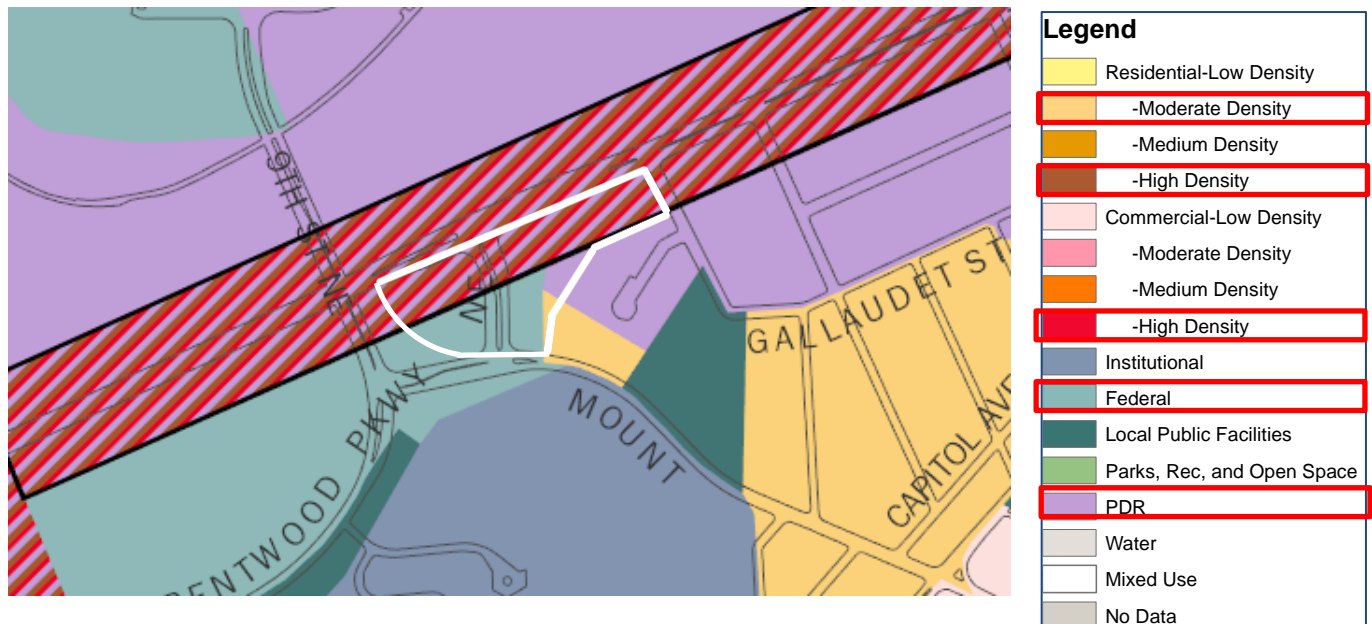
As described in the Chapter 2 Framework Element Section 226 Guidelines for Using the Generalized Policy Map and the Future Land Use Map, the maps are intended to provide generalized guidelines for development decisions. They are to be interpreted broadly and are not parcel-specific like zoning maps; i.e. the maps, in and of themselves, do not establish detailed requirements or permissions for a development's physical characteristics including building massing or density; uses; or support systems such as parking and loading. They are to be interpreted in conjunction with relevant written goals, policies and action items in the Comprehensive Plan text, and further balanced against policies or objectives contained in relevant Small Area Plans and other citywide or area plans.

The applicant has provided their Comprehensive Plan analysis at [Exhibit 3I](#). As described below, the proposed PUD and map amendment would be not inconsistent with the map designations.

Generalized Future Land Use Map (FLUM)

The Future Land Use Map (FLUM) indicates that different parts of the large site are appropriate for a mix of uses, including mixed High Density Residential / Commercial and PUD on the northern portion of the lot, and PDR, Moderate Density Residential and Federal on southern portions. The map is intended to be

read as generalized, and the proposed building footprints would appear to be largely or entirely located on the mixed use designated portion of the site.



Mixed Use Categories: The Future Land Use Map indicates areas where the mixing of two or more land uses is encouraged. The particular combination of uses desired in a given area is depicted in striped patterns, with stripe colors corresponding to the categories defined on the previous pages. The Mixed Use category generally applies in the following three circumstances:

- Established, pedestrian-oriented commercial areas which also include substantial amounts of housing, typically on the upper stories of buildings with ground floor retail or office uses;
- Commercial corridors or districts which may not contain substantial amounts of housing today, but where more housing is desired in the future. The pattern envisioned for such areas is typically one of pedestrian-oriented streets, with ground floor retail or office uses and upper story housing; and
- Large sites (generally greater than 10 acres in size), where opportunities for multiple uses exist but a plan dictating the precise location of these uses has yet to be prepared. 225.18

The general density and intensity of development within a given Mixed Use area is determined by the specific mix of uses shown. If the desired outcome is to emphasize one use over the other (for example, ground floor retail with three stories of housing above), the Future Land Use Map may note the dominant use by showing it at a slightly higher density than the other use in the mix ... 225.19

A variety of zoning designations are used in Mixed Use areas, depending on the combination of uses, densities, and intensities. ... 225.21

High Density Commercial: Defines the central employment district, other major offices centers, and commercial areas with the greatest scale and intensity of use in the District.

Residential is also a permitted use in all commercial categories and typically required to maximize density in the low, moderate, and medium density commercial land use categories.

High Density Residential: *Defines neighborhoods and corridors generally, not exclusively, suited for high-rise apartment buildings. Pockets of less dense housing may exist within these areas.*

Production, Distribution, and Repair²: *Defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from housing and other noise-, air-pollution and light-sensitive uses. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and uses related to the movement of freight, such as truck terminals.*

Federal Uses: *Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses includes military bases, federal government buildings, the International Chancery Center, federal hospitals, museums, and similar federal government activities. The “Federal” category generally denotes federal ownership and use. Land with this designation is generally not subject to zoning.*

Moderate Density Residential: *Defines Neighborhoods generally, but not exclusively, suited for mid-rise apartment buildings. The Medium Density Residential designation may apply to taller buildings surrounded by large areas of permanent open space. Pockets of low and moderate density housing may exist within these areas.*

The proposed PUD and Map Amendment would not be inconsistent with the Mixed Use Category FLUM land use recommendation for the site which includes High Density Commercial, High Density Residential, and Production, Distribution, & Repair (PDR) designations. Specifically, the proposed MU-9 zone would be consistent with the High Density Commercial and High Density Residential designation. Though the current PUD redevelopment of the eastern portion of the site does not include any PDR uses, existing the Zoning Regulations do not include a zoning designation which permits the mix of residential, commercial, and PDR uses indicated by the FLUM. However, the MU-9 zone does permit some “light-PDR” uses such as motorcycle sales & repair, large scale printing, and Electronic Equipment Facilities.³

There does exist a portion of the proposal which is designated Moderate Density Residential and PDR. The FLUM map is not a parcel specific zoning map, but instead it is to be interpreted broadly and the land use categories identify desired objectives.

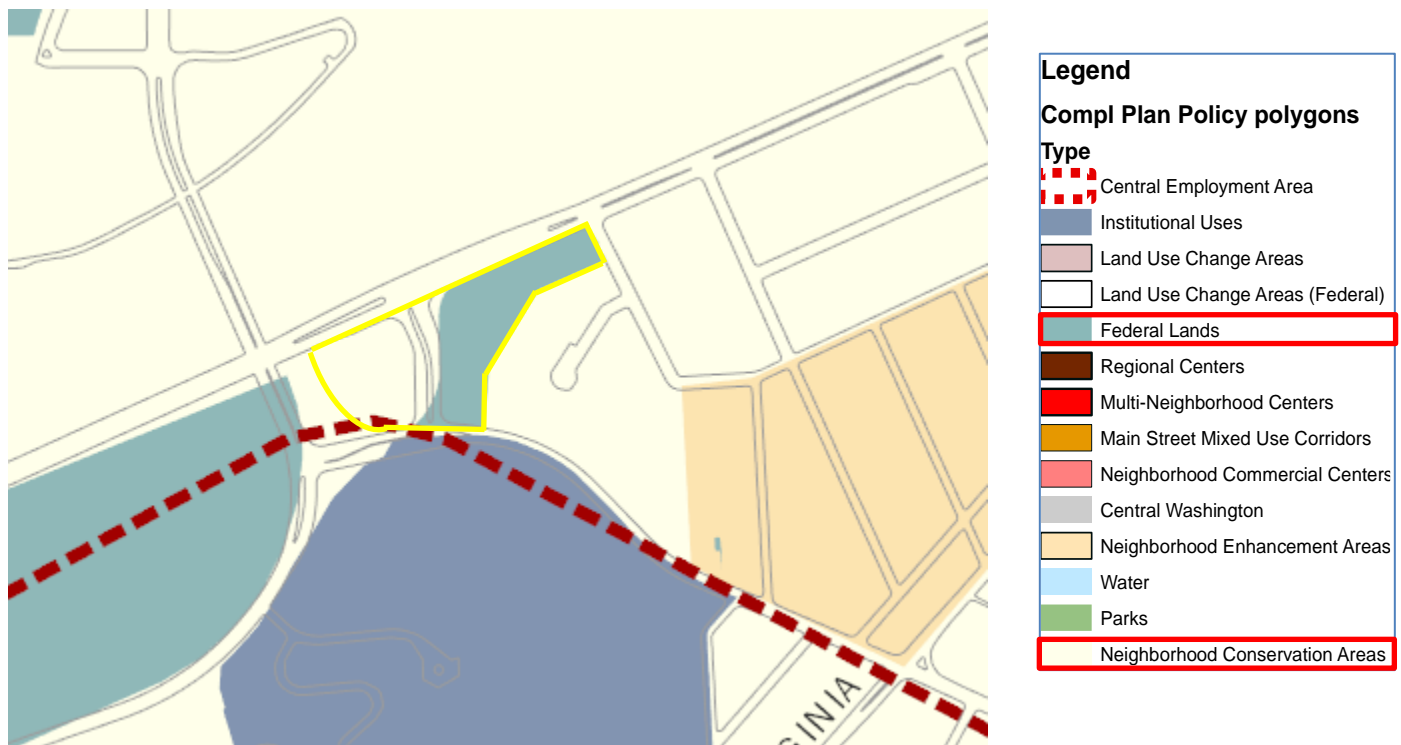
Therefore, based on the zoning designations currently available to the applicant, the MU-9 zone should, on balance, be not inconsistent with the FLUM designations, would facilitate the continued District and Federal cooperation at the site, and could enable the furtherance of the desired mix of uses through future development of the western portion through a later modification of significance.

Generalized Policy Map

The Generalized Policy Map indicates that the eastern portion of the subject property is identified as Federal Lands, while the western portion is within a Neighborhood Conservation Area, as well as within a Future Planning Analysis Area.

² The site is subject to both a PDR Designation and a Mixed-Use FLUM designation which includes PDR.

³ Subtitle U § 515



Federal Lands: Land owned by or under the jurisdiction of the federal government.

Neighborhood Conservation Areas: Neighborhood with little vacant or underutilized land. They are generally residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will typically be modest in scale and will consist primarily of infill housing, public facilities, and institutional uses. Major changes in density over current (2017) conditions are not expected but some new development and reuse opportunities are anticipated, and these can support conservation of neighborhood character where guided by Comprehensive Plan Policies and the Future Land Use Map. Neighborhood Conservation Areas that are designated “PDR” on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided.

The Guiding Philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs. Limited development and redevelopment opportunities do exist within these areas. The diversity of land uses and building types in these areas should be maintained and new development, redevelopment, and alterations should be compatible with the existing scale, natural features, and character of each area. Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan policies.

The proposed PUD and map amendment would be not inconsistent with the Generalized Policy Map recommendation for the site. The proposal would further the goals and objectives of the Neighborhood Conservation Areas; specifically in that the redevelopment proposal consists of a public facility.

As with the FLUM, the Generalized Policy Map is intended to be read broadly to provide general policy direction, and not to be read specifically like a zoning map. In this case, the Federal Lands designation relates to the existing ownership and oversight by National Parks Service (NPS). The land is currently

under the purview of a Transfer of Jurisdiction with NPS permitting the existing District Animal Care and Control Facility on the site. OP does not believe that this is intended to promote said portion of the site as a Federal Building, but instead to acknowledge the existing Federal and District partnership related to the site.

The Generalized Policy Map also places the site within a Future Planning Analysis Area, which are:

Areas of large tracts or corridors where future analysis is anticipated to ensure adequate planning for equitable development. Boundaries shown are for illustrative purposes. Final boundaries will be determined as part of the future planning analyses process for each area. Planning analyses generally establish guiding documents. Such analyses shall precede any zoning changes in this area. The planning process should evaluate current infrastructure and utility capacity against full build out and projected population and employment growth. Planning should also focus on issues most relevant to the community that can be effectively addressed through a planning process. Individual planning analyses may study smaller areas than the Analysis Area. For the purposes of determining whether a planning analysis is needed before a zoning change, the boundaries of the Future Planning Analysis Areas shall be considered as drawn. The evaluation of current infrastructure and utility capacity should specify the physical or operational capacity both inside the boundaries and any relevant District-wide infrastructure available.
2503.2.

The New York Avenue NE Vision Framework (“Vision Framework”) was completed by the Office of Planning (“OP”) in November 2023, and this fulfills the requirement of this GPM direction. OP analysis of the proposal against this study is provided below.

B. COMPREHENSIVE PLAN POLICES THROUGH A RACIAL EQUITY LENS

The Comprehensive Plan requires an examination of zoning actions through a racial equity lens. The direction to consider equity “as part of its Comprehensive Plan consistency analysis” indicates that the equity analysis is intended to be based on the policies of the Comprehensive Plan and part of the Commission’s consideration of whether a proposed zoning action is “not inconsistent” with the Comprehensive Plan.

For this, the Zoning Commission has developed a four part Racial Equity Toolkit for Applicants and OP to utilize in evaluation of actions brought before the Commission:

Part 1 – Guidance regarding the Comprehensive Plan

Citywide Elements of the Comprehensive Plan

As noted above, the proposal would be not inconsistent with both Comp Plan Generalized Policy Map and Future Land Use Map. The proposed development is also, on balance, not inconsistent with the Citywide and Area Elements of the Comprehensive Plan. For the full text of each policy statement referenced, please refer to Appendix I.

Chapter 3 Land Use

The Land Use Chapter provides the general policy guidance on land use issues across the District.

Policy LU-1.4.6: Development Along Corridors

Policy LU-1.4.9: Public Facilities

Policy LU-2.1.13: Planned Unit Developments in Neighborhood Commercial Corridors

Policy LU-2.2.4: Neighborhood Beautification

Policy LU-2.3.4: Transitional and Buffer Zone Districts

Policy LU-2.3.5: Institutional Uses

Policy LU-3.5.1: District/Federal Joint Planning

The application includes a PUD-related rezoning of RF-1 land to MU-9, which would result in a significant increase in development potential consistent with the mixed-use FLUM designation for much of the site. The site is subject to a Transfer of Jurisdiction from the Federal government, and the redevelopment of the site would result in the replacement of the existing New York Avenue Men's Emergency Shelter nearby at 1355 New York Avenue NE. The new facility that is the subject of this application would provide a robust Welcome Center which would allow for the queueing of individuals experiencing homelessness inside the facility with a secondary entrance to alleviate overcrowding around the main entrance during times of high demand. This should both enhance the experience of those needing the facility as well as enable the new facility to reduce the existing impacts to the public realm.

Chapter 4 Transportation

The Transportation Element provides policies and actions to maintain and improve the District's transportation system and enhance the travel choices of current and future residents, visitors and workers.

Policy T-1.2.1: Major Thoroughfare Improvements

Policy T-2.4.2: Pedestrian Safety

Policy T-2.5.5: Natural Landscaping

The project would further the policies listed above. Per the applicant the relocation of vehicular access to the site should result in a safer vehicular access via Fairview Street. Additionally, shifting the conservation easement and highlighting of the Heritage Tree should contribute to visual enhancement of the site along roadways.

As discussed below, the proposed development could be considered to be not consistent with the following policy:

Policy T-1.1.8: Minimize Off-Street Parking

Chapter 5 Housing

The Housing Element describes the importance of housing to neighborhood quality in the District of Columbia and the importance of providing housing opportunities for all segments of our population.

Policy H-4.1.3: Coordination of Housing and Support Services

Policy H-4.2.1: Ending Homelessness

Policy H-4.2.2: Neighborhood-Based Services for Persons Living Without Homes

Action H-4.2.A: Homeward DC

Policy H-4.3.1: Short-Term and Emergency Housing Options

The application would generally further the above action and policies by providing enhanced accommodation and programs for DC residents experiencing homelessness. The proposed facility's new on-site services should further progress the overall objective of ending homelessness in the District by providing access to medical services, employment access assistance, long-term shelter, and

financial education. Services which are important in leading to these individuals in need towards reaching independence on their journeys towards exiting homelessness.

Chapter 6 Environmental Protection

The Environmental Protection Element addresses the protection, restoration, and management of the District's land, air, water, energy, and biologic resources.

Policy E-1.1.2: Urban Heat Island Mitigation

Policy E-2.1.1: Trees in the Public Lands

Policy E-2.1.3: Sustainable Landscaping Practices

Policy E-3.2.2: Net-Zero Buildings

Policy E-3.2.3: Renewable Energy

Policy E-3.2.6: Alternative Sustainable and Innovative Energy Sources

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

The development would be designed to achieve LEED Gold certification and mitigate heat island effects in part by reducing the overall of impervious surfaces on-site and through the utilization of green-roofs. The applicant is encouraged to continue to work with DOEE regarding green building initiatives, and the potential for minimizing demolition and construction environmental impacts and recycling or re-use of materials on-site. The applicant is working with the National Parks Service (NPS) to relocate the existing conservation easement, and the applicant has detailed their intent to prioritize protection of the existing heritage tree.

Chapter 9 Urban Design

The Urban Design Element addresses the District's physical design and visual qualities.

Policy UD-1.2.1: Respecting Natural Features in Development

Policy UD-1.4.1: Thoroughfares and Urban Form

Policy UD-1.4.2: District Gateways

Policy UD-1.4.3: Thoroughfare Vistas and View Corridors

Policy UD-1.4.4: Priority Avenues and Gateway Corridors

Policy UD-4.2.1: Scale and Massing of Large Buildings

Policy UD-4.2.4: Creating Engaging Facades

The proposed redevelopment of the site should contribute to improving the visual character of the New York Avenue NE corridor, and further cementing the area as a gateway. The proposal should weave into the neighborhood fabric through a stepped back building with design elements inspired by the nearby historic Hecht Building.

Chapter 11 Community Services and Facilities

The Community Services and Facilities Element provides policies and actions on health care facilities, child care and senior care facilities, libraries, police stations, fire stations, and other municipal facilities such as maintenance yards.

Policy CSF-1.1.2: Adequate Facilities

Policy CSF-1.1.5: Addressing Facilities That Are Functionally Obsolete

Policy CSF-1.1.7: Location of Facilities

Policy CSF- 2.2.1: Behavioral Health and Resilience

The proposed facility would replace the existing Men’s Shelter on New York Avenue with upgraded capacity and additional services specifically for bringing individuals out of homelessness, including but not limited to healthcare, mental health support, educational opportunities, and job training. With the proposed holistic approach, the new facility should both better serve individuals experiencing homelessness but also serve the District as a whole in our overarching goal of ending homelessness in the District.

Area Elements of the Comprehensive Plan

The proposed development is located within the Upper Northeast Area Element of the Comprehensive Plan, being both specifically within the New York Avenue Corridor & Brentwood and Northern Gateway Policy Focus Areas. The proposal would particularly further the following Area Element statements and policy objectives:

Policy UNE-1.2.1: Streetscape Improvements

Policy UNE-2.1.4: Northeast Gateway Urban Design Improvements

Policy UNE-2.1.5: Green Spaces in Ivy City

Policy UNE-2.3.1: New York Avenue Corridor

The redevelopment of the site should improve the visual quality of the New York Avenue NE Corridor and provide green space within a conservation easement along the frontage of Mount Olivet Road. Additionally, with the curb-cut being removed from New York Avenue the proposal should result in an improved pedestrian experience a priority in both Policy Focus Areas.

Part 2 – Applicant/Petitioner Community Outreach and Engagement

The applicant has provided details of their ongoing outreach efforts at Exhibit #10. The filing notes that community outreach continues; the applicant is encouraged to continue these discussions and to provide an update as part of any additional filings prior to a hearing for this case.

Part 3 – Disaggregated Data for the Upper Northeast Planning Area

Part 3 of the Racial Equity Tool asks for disaggregated data to assist the Commission in its evaluation of zoning actions through a racial equity lens for the planning area.

Data Trends Over Time

Analysis of census data over time can yield insights into trends in the planning area. The following data compares the 2018-2022 American Community Survey data with data from the 2012-2016 American Community Survey (ACS), available from OP’s State Data Center ([ACS DATA](#)). Each table below covers both 5-year periods and compares the data for the Upper Northeast Planning Area (UNE) planning area, in which the subject site is located, with District-wide data.

Population by Race or Ethnicity

The property is within the Upper Northeast Planning area, which has a predominantly Black and a growing Hispanic population (see table below). Overall, the population has grown between the two time periods and most racial or ethnic groups increased, most notable being the Hispanic and Two or

more races. However, the population identifying as Black alone has decreased within the Planning Area, in both numbers and percentage of the total population.

Population/Race or Ethnicity Districtwide and in the Upper NE Planning Area (2012-2016 and 2018-2022)

Race or Ethnicity	District-wide 2012-16	District-wide Percent	UNE 2012-16	UNE 2012-16 Percent	District-wide 2018-22	District-wide Percent	UNE 2018-22	UNE 2018-22 Percent
Total Population	659,009	100%	70,682	100%	670,587	100%	73,167	100%
White alone	266,035	40.4%	12,983	18.4%	265,633	39.6%	15,917	22%
Black alone	318,598	48.3%	50,450	71.4%	297,101	44.3%	46,405	63%
American Indian and Alaskan Native alone	2,174	0.3%	438	0.6%	2,209	0.33%	436	1%
Asian alone	24,036	3.6%	1,351	1.9%	27,067	4%	1,961	3%
Native Hawaiian and Other Pacific Islander alone	271	0.04%	12	0.02%	420	0.06%	96	0.1%
Some other race alone	29,650	4.5%	3,673	5.2%	30,879	4.6%	4,092	6%
Two or more races	18,245	2.8%	1,775	2.5%	47,278	7.1%	4,260	6%
Hispanic	69,106	10.5%	6,799	9.6%	77,168	11.5%	8,278	11%

Median Income

The median income of the Upper Northeast Planning Area was lower than that of the District in both the 2012-2016 and 2018-2022 time periods. However, between time periods, the planning area's median income increased by over \$26,000. Some Other Race had the lowest median income of all segments of the population in both time periods. In the 2018-2022 period, Black/African Americans had the fourth lowest median income in the planning area but their income was higher than Districtwide Black residents. During both periods white and Asian households in the planning area had the highest median incomes, which is the same Districtwide.

Median Income Districtwide and in the Upper NE Planning Area (2012-2016 and 2018-2022)

Median Income	Districtwide (2012-2016)	Upper NE (2012-2016)	Districtwide (2018-2022)	Upper NE (2018-2022)
Median Household Income	\$72,935	\$55,720	\$101,722	\$82,016
White alone	\$119,564	\$107,152	\$160,745	\$158,586
Black or African American alone	\$40,560	\$47,712	\$57,076	\$69,018
American Indian and Alaskan Native alone	\$51,306	NA	\$60,390	\$65,718
Asian alone	\$91,453	\$70,238	\$123,660	\$158,377

Median Income	Districtwide (2012-2016)	Upper NE (2012-2016)	Districtwide (2018-2022)	Upper NE (2018-2022)
Native Hawaiian and Other Pacific Islander alone	NA	NA	NA	NA
Some other races	\$ 41, 927	\$38,781	\$61,851	\$49,106
Two or more races	\$ 83,243	\$78,598	\$108,455	\$82,994
Hispanic or Latino	\$ 60,848	\$47,581	\$94,203	\$54,228

General Economic Characteristics

The unemployment rate and the poverty rate improved both in the District and in the Upper Northeast Planning Area over this ten-year period. However, the Area had a higher unemployment rate than the District as a whole during both periods. Meanwhile its poverty rate was also higher than the District's poverty rate.

General Economic Characteristics of the Planning Area and District

Characteristic	Districtwide (2012-2016)	Upper NE (2012-2016)	Districtwide (2018-2022)	Upper NE (2018-2022)
Unemployment Rate	8.7%	13%	7.1%	9.2%
Poverty Rate	17.9%	18.6%	15.1%	16.92%

Higher Education

Though the percentage of Upper Northeast residents with a Bachelor degree increased over the ten-year period it is still considerably lower than that for the District as a Whole during both periods. As with the District as a Whole, the planning area's Black, Hispanic/Latino, and Some Other Race residents have the lowest percentage of residents with a Bachelor or higher degree.

Higher Education in the Planning Area and District

Bachelor's Degree or Higher	Districtwide (2012-2016)	Upper NE (2012-2016)	Districtwide (2018-2022)	Upper NE (2018-2022)
Total	55.4%	36.7%	62.6%	47.1%
White alone	87.7%	76.9%	91.2%	83.8%
Black or African American alone	24.8%	26.9%	32.3%	34.4%
American Indian and Alaskan Native alone	43.5%	34.4%	38%	44.9%
Asian alone	77.9%	69.5%	85.3%	87.6%
Native Hawaiian and Other Pacific Islander alone	63.7%	100%	70.6%	96.9%
Some other races	26.2%	21.1%	37.5%	21.6%
Two or more races	67.8%	55.2%	70.3%	49%
Hispanic or Latino	42.8%	27.7%	55.7%	33.4%

Racial Equity benefits of the project

The Upper Northeast planning area is predominantly Black but has a growing number of non-white residents from other race/ethnic groups. The Black population in this planning had a higher household income than for Black residents in the District as a whole, but lower than many other race/ethnic groups in the planning area. Black residents along with Some other Race and Hispanic/Latino residents had the lowest percentage of Bachelor's degrees than any other race/ethnic group in the area.

The proposal's primary goal is to replace the aging Men's Shelter in close proximity to the subject site. The applicant notes that the current state of the existing facility is not adequate and has resulted in the use of public realm for queuing those seeking shelter which can result in overcrowding of the public realm as well as expose to inclement weather conditions for those experiencing homelessness. The proposal also includes direct public space enhancements which would be made through increased attention to site's open spaces adjacent to the public realm, sidewalk enhancements, and through the aesthetically pleasing design which seeks to honor the established architecture of the nearby Hecht building. The new facility will have staffing needs and may seek local employees. Likewise, the redevelopment should also attract more development to the Planning Area, potentially bringing other new employment opportunities at a variety of skill and education levels.

Lastly, the applicant's statement cites findings of Homeward DC 2.0⁴ and expresses the idea that the District's population experiencing homelessness should be viewed as an impacted population due to the interrelated aspects of systemic disenfranchisement and consequent vulnerability to losing permanent housing.

Part 4 – Zoning Commission Evaluation Factors

What Comprehensive Plan policies related to racial equity will potentially be advanced by approval of the zoning action?

Refer to Comp Plan policies analyzed and discussed above in Part One of the Racial Equity Analysis and provided in full in Appendix A.

What Comprehensive Plan policies related to racial equity will potentially not be advanced by approval of the zoning action?

While the proposal would generally further Comprehensive Plan policies, there are policies that are not relevant to this case, so would not be furthered by it, and policies in the Transportation Element, noted below, with which this proposal could potentially be inconsistent.

Policy T-1.1.8: Minimize Off-Street Parking

However, this policy is generally outweighed by numerous other policies in the Comprehensive Plan which the proposal would further, as detailed in Part 1 above. The applicant filing does not identify any policy statements of the Comprehensive Plan that would not be advanced by this application.

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Note: Additional themes may also apply.

⁴ [Homeward DC 2.0](#)

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The existing District Animal Shelter will need to be relocated. However, there are no tenants or residents on the site.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of the requested PUD and Map Amendment. The proposal will increase the overall shelter capacity of the District.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	Currently, the proposal will not have a direct impact on housing. However, the western portion of the property could be developed with housing through future action by the District.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements ▪ Streetscape Improvements 	The proposed modification would result in improvements to public space, streetscape, and produce urban design improvements. Most notable improvements include the sidewalk enhancements, repositioning of the conservation area closer to the public realm, new dedicated green space along the streetscape, and the overall esthetically pleasing building design.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services 	The proposal includes ancillary uses for occupants of the shelter which include job placement, healthcare, and skill training. Additionally, redevelopment of the property could provide construction and job opportunities to neighborhood residents.
Community	How did community outreach and engagement inform/change the zoning action? <ul style="list-style-type: none"> ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?) 	The Applicant outlines their community outreach and coordination at Exhibit 10 which includes meeting with ANC 5D, Interagency Council on Homelessness, and Town Halls with residents and shelter staff.

C. SMALL AREA PLANS

Ivy City Small Area Plan (ICSAP)

The subject property is on the western edge of the Ivy City Small Area Plan. The ICSAP is a historically Black neighborhood which is roughly triangular in shape bounded by New York Avenue NE to the North, West Virginia Avenue NE to the south, and Mount Olivet Road NE to the southwest.

This application should particularly advance the following recommendations and principles from the Plan:

- **Community Resilience Recommendation: 2.6**
Expand the use of green infrastructure, such as cool pavements or small-scale solar panels, on existing public lands including the Crummell School, Lewis Crowe Park, and other government properties.
- **Community Resilience Recommendation: 2.7**
Encourage new development projects to incorporate green infrastructure elements, such as roof gardens, landscaped terraces, pocket parks, vegetation walls, and decorative planters to help reduce heat island impacts and increase visual appeal in the surrounding neighborhood.
- **Design Principle: A**
New buildings are encouraged to incorporate a height step down to soften the transition between the higher density buildings along New York Avenue NE and the lower-density residential areas south of Alexander Crummell Way. New and infill development heights in residential areas should remain moderate, consistent with the existing zoning.
- **Design Principle: E**
Building frontages should have variation along streets with continuous massing to ensure a pedestrian-scale of development. This will lessen the perceived length of high-rise buildings or rowhouse groupings. Blank walls should be avoided, particularly along streets and pedestrian ways.
- **Design Principle: H**
Building façades should provide a variety of design elements for visual interest. These include textures found throughout the neighborhood (brick and masonry with more contemporary materials as secondary accents), colors, and interesting architectural features that reflect traditional and/or industrial-style architecture and contribute to neighborhood unique visual identity.
- **Public Space & Urban Design Recommendation: 3.6**
Enhance the pedestrian experience with streetscape elements, such as pedestrian scale lighting along the corridor and around block corners of side streets.

D. OTHER PLANNING DOCUMENTS

New York Avenue, NE Vision Framework (“Vision Framework”)

The subject property is within the New York Avenue NE Vision Framework plan. The Vision Framework covers a nearly three-mile stretch of New York Avenue NE from Florida Avenue NE to South Dakota Avenue NE.

The proposal would generally further the following Vision Framework recommendations:

- **Action to Produce and Preserve Housing: 1.2**
Rezone properties along New York Avenue NE to mixed-use in alignment with the 2021 Comprehensive Plan Future Land Use Map (FLUM), which will require residential

developments to meet minimum dedicated affordable housing standards of IZ +. New zoning will help achieve the District's affordable housing goals, and guide how PDR uses should be incorporated into mixed-use buildings.

- **Action to Increase Resilience: 2.5**

Support public spaces around new buildings that are welcoming for everyone, including nearby residents. Through public space permitting, capital budgeting, and PUD processes, OP will support spaces that are physically accessible and include public restrooms. Public spaces will not include elements such as light and sound that are designed to deter use by vulnerable populations.

- **Action to Increase Resilience: 2.8**

Maximize the tree canopy and green space by seeking opportunities to add landscaped areas when the District or a property owner reconstructs the streetscape. Increasing trees and green space will help reduce surface air temperatures and improve air quality.

- **Action to Strengthen Connections: 3.3**

Require property owners along New York Avenue NE to improve or add sidewalks when redeveloping a property. Additionally, seek opportunities in coordination with DDOT to upgrade these sidewalks to shared-use paths that accommodate bicycles. These improvements will make it safe and convenient for people to travel to the area by transit, bike and as pedestrians.

- **Action to Uplift the Corridor's Industrial Legacy: 4.1**

Celebrate New York Avenue NE as a gateway through public art and urban design. Building height should be concentrated along New York Avenue NE, and key features, such as entrances and plazas, should be located at major intersections. Public art, funded by property owners and District grants, should be used to elevate the culture and heritage of communities along the corridor in alignment with the District's Commemorative Works Program.

- **Action to Uplift the Corridor's Industrial Legacy: 4.2**

Uplift the corridor's unique visual identity connected to its history of industrial uses. Property owners should adaptively reuse industrial buildings, use industrial building design elements, and avoid monolithic building footprints that occupy an entire block.

E. SUMMARY OF PLANNING CONTEXT ANALYSIS

On balance, the proposal would not be inconsistent with the Comprehensive Plan and should further the District's efforts towards ending homelessness in the district by developing a new Men's shelter with on-site services designed to support these individuals in their journey to permanent housing.

VII. PUD EVALUATION STANDARDS

The Zoning Regulations define a Planned Unit Development (PUD) as "A plan for the development of residential, institutional, and commercial developments, industrial parks, urban renewal projects, or a combination of these, on land of a minimum area in one (1) or more zones irrespective of restrictions

imposed by the general provisions of the Zoning Regulations, as more specifically set forth in Subtitle X, Chapter 3.” (Subtitle B-28). The purpose and general standards for a Planned Unit Development are established in Subtitle X 300:

300.1 The purpose of the planned unit development (PUD) process is to provide for higher quality development through flexibility in building controls, including building height and density, provided that the PUD:

- (a) Results in a project superior to what would result from the matter-of-right standards;*
- (b) Offers a commendable number or quality of meaningful public benefits; and*
- (c) Protects and advances the public health, safety, welfare, and convenience, and is not inconsistent with the Comprehensive Plan.*

300.2 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the PUD process shall not be used to circumvent the intent and purposes of the Zoning Regulations, or to result in action that is inconsistent with the Comprehensive Plan.

Public Benefits and Amenities:

Chapter X Section 305.2 states that *“Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.”*

Subtitle X § 305.5 provides a summary of categories for PUD benefits and amenities. While the final benefits amenities proffer is typically refined and resolved later in the PUD process, at this point, the applicant has proffered the following (refer to Exhibit #3 Pages 15-16) for the proposed PUD:

(a) Superior urban design and architecture

According to the applicant, the proposed building would be superior in design and architecture as becoming a focal point along the corridor while drawing inspiration from the nearby Historic Hecht Building by mimicking its industrial aesthetics.

(b) Superior landscaping, or creation or preservation of open spaces

Per the applicant, the Conservation Easement will be reconfigured to be larger while additional landscaping will be provided along the front and near of the property. An outdoor amenity of a deck and waling path will be accessible to those residing at the facility.

(c) Site planning and efficient and economical land utilization

The applicant contests that they have provide an efficient and economical use of land given the constraints imposed on them from the need to maintain the conservation easement as well as the connector road that bifurcates the property.

(d) Employment and training opportunities;

Per the applicant, the facility will include job placement and training for those who reside at the facility.

(e) Social services and facilities

The proposed facility would include social services for those who reside at the facility which in tandem should assist them on their journey towards permanent housing.

(f) Housing

As currently proposed, the application does not provide any affordable or market rate housing. Instead, the required zoning change from RF-1 to MU-9 is solely to facilitate the proposed capacity of the men's shelter, which under RF-1 would be limited to 4 individuals. Furthermore, the proposal does not include any proposed development of the western portion of the site. The applicant contends that at a later date a Modification of Consequence may be pursued to allow for said portion to be developed.

(k) Environmental and sustainable benefits

The applicant has indicated the building is designed to meet Net-Zero Energy standards and should achieve LEED Gold v4 certification. The roof will have a combination of solar and green roofed areas.

(q) Uses of special value to the neighborhood or the District of Columbia as a whole; and

The applicant proposes to construct a facility to replace the existing New York Avenue Men's shelter. This facility would further District's efforts as a whole to end homelessness.

In general, OP finds that the application is sufficient to move forward. The applicant should continue to work closely with OP, other agencies, the ANC and other community groups to develop a full proffer that is commensurate with the flexibility requested, for submission prior to a public hearing on this case. OP will provide detailed analysis of the final benefits and amenities proffer prior to a public hearing.

VIII. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will refer it to the following District agencies for review and comment:

- Department of Energy and the Environment (DOEE)
- Department of Housing & Community Development (DHCD)
- District Department of Transportation (DDOT)
- Department of Parks and Recreation (DPR)
- DC Public Schools (DCPS)
- Department of Public Works (DPW)
- Department of Aging (DOA)
- Department of Employment Services (DOES);
- Fire and Emergency Medical Services Department (FEMS)
- Metropolitan Police Department (MPD)
- DC Water
- WMATA

IX. ATTACHMENTS

- I. Comprehensive Plan Citywide and Area Element Policy Statements
- II. Disaggregated Data

JLS/++

ATTACHMENT I – COMPREHENSIVE PLAN POLICY STATEMENTS

ATTACHMENT I – COMPREHENSIVE PLAN POLICY STATEMENTS

Chapter 3 Land Use

Policy LU-1.4.6: Development Along corridors:

Encourage growth and development along major corridors, particularly priority transit and multimodal corridors. Plan and design development adjacent to Metrorail stations and corridors to respect the character, scale, and integrity of adjacent neighborhoods, using approaches such as building design, transitions, or buffers, while balancing against the District's broader need for housing.

Policy LU-1.4.9: Public Facilities

Encourage the siting (or retention and modernization) of public facilities, such as schools, libraries, and government offices, near transit stations and along transit corridors. Such facilities should be a focus for community activities and enhance neighborhood identity.

Policy LU-2.1.13: Planned Unit Developments in Neighborhood Commercial Corridors

Planned unit developments (PUDs) in neighborhood commercial areas shall provide high-quality developments with active ground floor designs that provide for neighborhood commercial uses, vibrant pedestrian spaces and public benefits, such as housing, affordable housing, and affordable commercial space.

Policy LU-2.2.4: Neighborhood Beautification

Encourage projects that improve the visual quality of neighborhoods, including landscaping and tree planting, facade improvement, anti-litter campaigns, graffiti removal, murals, improvement or removal of abandoned buildings, street and sidewalk repair, park improvements, and public realm enhancements and activations. 311.5

Policy LU-2.3.4: Transitional and Buffer Zone Districts

Maintain mixed-use zone districts, which serve as transitional or buffer areas between residential and commercial districts and that also may contain institutional, nonprofit, embassy/chancery, and office-type uses. Through application of zoning regulations, consider appropriate height, design, density and operational standards to provide appropriate transitions between districts and enhance neighborhood character in each district.

Policy LU-2.3.5: Institutional Uses

Recognize the importance of institutional uses, such as private schools, childcare facilities, hospitals, churches, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors' quality of life. Encourage institutions and neighborhoods to work proactively to address issues, such as transportation and parking, hours of operation, outside use of facilities, and facility expansion.

Policy LU-3.5.1: District/Federal Joint Planning

Coordinate with NCPC, NPS, GSA, AOC, and other federal agencies to address planning issues involving federal lands, including the monumental core, the waterfront, and the park and open space network. Encourage the use of master plans, created through participatory planning processes, to guide the use of large federal sites.

Chapter 4 Transportation

Policy T-1.1.8: Minimize Off-Street Parking

An increase in vehicle parking has been shown to add vehicle trips to the transportation network. In light of this, excessive off-street vehicle parking should be discouraged.

Policy T-1.2.1: Major Thoroughfare Improvements

Beautify and stabilize gateways and major thoroughfares by implementing coordinated multimodal transportation, economic development, and urban design improvements.

Policy T-2.4.2: Pedestrian Safety

Improve safety and security at key pedestrian nodes throughout the District. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, high-intensity activated crosswalk pedestrian signals, rectangular rapid flashing beacons, accessible pedestrian signal hardware, leading pedestrian interval timing, and pedestrian countdown signals.

Policy T-2.5.5: Natural Landscaping

Work with other District and federal agencies to identify, plant, and manage natural landscaping areas along highways, traffic circles, bike paths, and sidewalks.

Chapter 5 Housing

Policy H-4.1.3: Coordination of Housing and Support Services

Coordinate the siting of housing for persons with disabilities or vulnerable populations with the location of the key services that support the population being housed. The availability of affordable public transportation to reach those services also should be considered.

Policy H-4.2.1: Ending Homelessness

Reduce the incidence of homelessness to rare, brief, and nonrecurring events in Washington, DC through prevention efforts, development of permanent supportive housing for people experiencing homelessness in all District Planning Areas, and active coordination of the placement of persons experiencing homelessness into housing that best fits their needs.

Policy H-4.2.2: Neighborhood-Based Services for Persons Living Without Homes

Encourage the provision of services for persons living without homes through neighborhood-based permanent supportive housing and SRO units. The smaller service model can reduce the likelihood of adverse impacts to surrounding uses, improve community acceptance, and also support the reintegration of persons experiencing homelessness back into the community.

Action H-4.2.A: Homeward DC

Implement the recommendations outlined in Homeward DC: 2015-2020, which updates and expands on the Homeward DC: Strategic Plan 2015-2020 and continues the District's efforts to make homelessness in the District rare, brief, and non-recurring. Homeward DC recommended strategies to expand homelessness prevention strategies, improve the quality of the District's emergency shelter facilities, and increase the number of permanent supportive housing units and tenant-based rental subsidies available for populations experiencing or at risk of homelessness. Homeward DC 2.0 builds on the recommendations outlined in Homeward DC and highlights additional strategies to advance these efforts.

Policy H-4.3.1: Short-Term and Emergency Housing Options

Ensure that adequate short-term housing options, including emergency shelter and transitional housing, exist for persons with disabilities, including people living with HIV/AIDS, harm-reduction units for substance abusers, detoxification beds and residential treatment facilities, safe housing for victims of domestic violence, halfway houses and group homes for returning citizens, and assisted-living and end-of-life care for older adults.

Chapter 6 Environmental Protection

Policy E-1.1.2: Urban Heat Island Mitigation

Wherever possible, reduce the urban heat island effect with cool and green roofs, expanded green space, cool pavement, tree planting, and tree protection efforts, prioritizing hotspots and those areas with the greatest number of heat-vulnerable residents. Incorporate heat island mitigation into planning for GI, tree canopy, parks, and public space initiatives.

Policy E-2.1.1: Trees in the Public Lands

Plant and maintain trees in the public lands in all parts of Washington, DC, particularly in areas with low canopy cover and areas in greater need of trees, such as those with high urban heat island effects, at high risk for flooding, or with high particulate matter levels.

Policy E-2.1.3: Sustainable Landscaping Practices

Encourage the use of sustainable landscaping practices to beautify the District, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. District government, private developers, and community institutions should coordinate to significantly increase the use of these practices, including planting and maintaining mostly native trees and other plants on District-owned land outside the right-of-ways in schools, parks, and housing authority lands.

Policy E-3.2.2 Net-Zero Buildings

Provide incentives for new buildings to meet net-zero energy design standards, as called for in Clean Energy DC and Sustainable DC 2.0. Establish a path to the phased adoption of net-zero codes between 2022 and 2026. The District's building energy codes should be updated again by 2026 to require that all new buildings achieve net-zero energy use or better. Prior to 2026, the District should provide incentives to projects that voluntarily seek to achieve net-zero energy use.

Policy E-3.2.3: Renewable Energy

Promote the efficient use of energy, additional use of renewable energy, and a reduction of unnecessary energy expenses. The overarching objective should be to achieve reductions in per capita energy consumption.

Policy E-3.2.6: Alternative Sustainable and Innovative Energy Sources

Support the development and application of renewable energy technologies, such as active, passive, and photovoltaic solar energy; fuel cells; and other sustainable sources

such as shared solar facilities in neighborhoods and low- or zero-carbon thermal sources, such as geothermal energy or wastewater heat exchange. Such technology should be used to reduce GHGs and imported energy, provide opportunities for economic and community development, and benefit environmental quality. A key goal is the continued availability and access to unobstructed, direct sunlight for distributed energy generators and passive solar homes relying on the sun as a primary energy source.

Policy E-3.2.7: Energy-Efficient Building and Site Planning

Include provisions for energy efficiency and for the use of alternative energy sources in the District's planning, zoning, and building standards. Encourage new development to exceed minimum code requirements and contribute to energy efficiency and clean energy goals.

Policy E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and vegetated spaces to reduce stormwater runoff and mitigate the urban heat island, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces.

Chapter 9 Urban Design

Policy UD-1.2.1: Respecting Natural Features in Development

Respect and perpetuate the natural features of Washington, DC's landscape as part of new development. In wooded or hilly areas, new construction should preserve natural features rather than alter them to accommodate development. Development in such areas should be clustered to protect topography and provide setbacks as needed to protect natural features, such as large trees, rock outcroppings, streams, and wetlands.

Policy UD-1.4.1: Thoroughfares and Urban Form

Use Washington, DC's major thoroughfares to reinforce the form and identity of the District, connect its neighborhoods, and improve its aesthetic and visual character through context-sensitive landscaping, tree planting, and streetscape design. Special attention should be placed on how public space, building restriction areas, and adjacent buildings contribute to each thoroughfare's character. Focus improvement efforts on thoroughfares with limited amenities.

Policy UD-1.4.2: District Gateways

Create more distinctive and memorable gateways at points of entry to the District and in neighborhoods, parks and open spaces, and neighborhood centers. Gateways should provide a sense of transition, orientation, and arrival through improvements in the form of landscaping, art work, commemoration, and roadway design. They should be designed to make a strong and positive visual impact.

Policy UD-1.4.3: Thoroughfare Vistas and View Corridors

Protect picturesque views and view corridors along avenues, parkways, and other major corridors, particularly along streets that terminate, connect, and frame important neighborhood and national institutions, memorials, and parks. Vistas along such streets should be accentuated by street trees and include distinct facades of high architectural quality along well-defined street walls and, if appropriate, maintain a park-like character.

Policy UD-1.4.4: Priority Avenues and Gateway Corridors

Focus the District's avenue and gateway corridor design improvements on historically important or symbolic streets, including 16th Street, Rhode Island Avenue, North Capitol Street, Pennsylvania Avenue SE, and New York Avenue. Support federal efforts to preserve Constitution and Independence Avenues as major boulevards. Coordinate with NCPC to preserve and enhance the character of avenues and streets with shared federal and local interests that have important viewsheds and connections to federal and cultural structures and open spaces.

Policy UD-4.2.1: Scale and Massing of Large Buildings

Design the scale, height, volume, and massing of large buildings to avoid monotony and enhance the human scale. Varied roof heights, facade widths, and more expressive massing can provide variety and visual interest. Massing should be articulated with a special emphasis placed on corners, especially along important view corridors or

intersections. Patterns of architectural elements, expressive structure, or other design tactics can provide variety and visual interest.

Policy UD-4.2.4: Creating Engaging Facades

Design new buildings to respond to the surrounding neighborhood fabric by modulating façade rhythms and using complementary materials, textures, and color, as well as well-designed lighting. Varying design tactics may be used to engage a building with its surroundings. In contexts with smaller lot sizes and multiple closely spaced building entrances, breaking up a building façade in the vertical direction is encouraged, along with strongly defined and differentiated bases, centers, and tops of buildings. In areas lacking a strong building-form pattern, the use of complementary or reinterpreted materials and colors could strengthen architectural identity see Figure 9.19 for recommended façade design strategies).

Chapter 11 Community Services Facilities

Policy CSF-1.1.2: Adequate Facilities

Construct, rehabilitate, and maintain the facilities necessary for the efficient delivery of public services to current and future District residents.

Policy CSF-1.1.5: Addressing Facilities That Are Functionally Obsolete

Develop reuse or disposition plans for public buildings or sites that are functionally obsolete, that cannot be rehabilitated cost-effectively, or that are no longer needed. Before any disposition of property is made, consideration shall be given to potential future uses by, and needs of, the District.

Policy CSF-1.1.7: Location of Facilities

Ensure that the planning, siting, and design of new public facilities is consistent with Comprehensive Plan goals and policies, including the Future Land Use Map and the Policy Map.

Policy CSF-2.2.1: Behavioral Health and Resilience

Leverage the links between behavioral health and the resilience of individuals to bolster District efforts to build community resilience. These factors include programs and activities that enhance the well-being of Washington, DC residents by preventing or intervening in behavioral health issues, depression or anxiety, and substance abuse. These and other measures can strengthen the ability of individuals, households, and neighborhoods to be prepared for and recover from potential emergencies and disasters.

Upper Northeast Area Element

Policy UNE-1.2.1: Streetscape Improvements

Improve the visual quality of streets in Upper Northeast, especially along North Capitol Street, Rhode Island Avenue, Bladensburg Road, New York Avenue, Eastern Avenue, Michigan Avenue, Maryland Avenue, Florida Avenue, West Virginia Avenue, and Benning Road. Landscaping, street tree planting, street lighting, and other improvements should make these streets more attractive community gateways.

Policy UNE-2.1.4: Northeast Gateway Urban Design Improvements

Improve the image and appearance of the Northeast Gateway area by creating landscaped gateways into the community, creating new parks and open spaces, upgrading key streets, and improving conditions for pedestrians along Florida Avenue and other neighborhood streets.

Policy UNE-2.1.5 Green Spaces in Ivy City

Encourage the preservation and improvement of existing green space in the Ivy City community and identify opportunities to coordinate between public and private landowners to enhance neighborhood access to green space.

Policy UNE-2.3.1: New York Avenue Corridor

Improve the appearance of New York Avenue as a gateway to Washington, DC. Support road design changes and streetscape improvements, that improve traffic flow and enhance the road's operation as a multimodal corridor that meets both regional and local needs.

Attachment 2 – Demographic Data – District and Upper Northeast Planning Area

SELECTED DEMOGRAPHIC AND SOCIOECONOMIC DATA FOR DISTRICT OF COLUMBIA BY AREA ELEMENTS: 2019-2023 ACS (5-YEAR ESTIMATES)			
	VARIABLE	DISTRICT TOTAL	UNE
	TOTAL POPULATION / SELECTED AGE GROUPS / MEDIAN AGE		
Total Population	Total	672,079	72,754
	Under 18 years	125,675	14,796
	Percent under 18 years	18.70	20.34
	65 years and over	85,501	10,041
	Percent 65 years and over	12.72	13.80
	Median age	34.9	35.1
White alone	Total	262,549	15,805
	Under 18 years	30,865	2,439
	Percent under 18 years	11.76	15.43
	65 years and over	31,115	943
	Percent 65 years and over	11.85	5.97
	Median age	35.3	34.9
Black or African American alone	Total	290,772	45,145
	Under 18 years	64,573	8,859
	Percent under 18 years	22.21	19.62
	65 years and over	46,472	8,343
	Percent 65 years and over	15.98	18.48
	Median age	37.3	39.8
American Indian and Alaska Native alone	Total	2,044	302
	Under 18 years	239	54
	Percent under 18 years	11.69	17.88
	65 years and over	483	26
	Percent 65 years and over	23.63	8.61
	Median age	34.9	47.2
Asian alone	Total	27,465	2,233
	Under 18 years	2,286	204
	Percent under 18 years	8.32	9.13
	65 years and over	2,228	250
	Percent 65 years and over	8.11	11.19
	Median age	35.2	35.2

Native Hawaiian and Other Pacific Islander alone	Total	378	6
	Under 18 years	34	0
	Percent under 18 years	8.99	0.00
	65 years and over	36	0
	Percent 65 years and over	9.52	0.00
	Median age	20.9	--
Some Other Race alone	Total	32,338	3,317
	Under 18 years	11,229	1,050
	Percent under 18 years	34.72	31.64
	65 years and over	1,384	141
	Percent 65 years and over	4.28	4.25
	Median age	28.7	31.7
Two or More Races	Total	56,533	5,946
	Under 18 years	16,449	2,190
	Percent under 18 years	29.10	36.84
	65 years and over	3,783	338
	Percent 65 years and over	6.69	5.68
	Median age	31	29.4
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	77,760	7,683
	Under 18 years	21,685	2,401
	Percent under 18 years	27.89	31.26
	65 years and over	5,108	416
	Percent 65 years and over	6.57	5.41
	Median age	32.5	31.6
EDUCATIONAL ATTAINMENT (Population 25 Years and Over)			
Total	Total	484,406	50,885
	Less than high school diploma	34,651	4,546
	Percent	7.2	8.9
	High school graduate (includes equivalency)	70,322	10,017
	Percent	14.5	19.7
	Some college or associate's degree	71,527	11,217
	Percent	14.8	22.0
	Bachelor's degree or higher	307,906	25,105
	Percent	63.6	49.3
White alone	Total	205,865	11,132
	Less than high school diploma	1,940	161
	Percent	0.9	1.5

	High school graduate (includes equivalency)	4,721	338
	Percent	2.3	3.0
	Some college or associate's degree	9,780	737
	Percent	4.8	6.6
	Bachelor's degree or higher	189,424	9,896
	Percent	92.0	88.9
Black or African American alone	Total	201,141	32,476
	Less than high school diploma	23,077	3,095
	Percent	11.5	9.5
	High school graduate (includes equivalency)	58,575	8,721
	Percent	29.1	26.9
	Some college or associate's degree	52,487	9,207
	Percent	26.1	28.4
	Bachelor's degree or higher	67,002	11,452
	Percent	33.3	35.3
American Indian and Alaska Native alone	Total	1,608	235
	Less than high school diploma	134	25
	Percent	8.3	10.6
	High school graduate (includes equivalency)	224	50
	Percent	13.9	21.1
	Some college or associate's degree	586	62
	Percent	36.4	26.4
	Bachelor's degree or higher	664	98
	Percent	41.3	41.9
Asian alone	Total	21,690	1,829
	Less than high school diploma	908	18
	Percent	4.2	1.0
	High school graduate (includes equivalency)	1,016	28
	Percent	4.7	1.5
	Some college or associate's degree	1,396	157
	Percent	6.4	8.6
	Bachelor's degree or higher	18,370	1,626
	Percent	84.7	88.9
Native Hawaiian and Other Pacific Islander alone	Total	285	6
	Less than high school diploma	0	0
	Percent	0.0	0.0
	High school graduate (includes equivalency)	0	0

	Percent	0.0	0.0
	Some college or associate's degree	106	0
	Percent	37.2	0.0
	Bachelor's degree or higher	179	6
	Percent	62.8	100.0
Some Other Race alone	Total	18,430	1,955
	Less than high school diploma	5,732	686
	Percent	31.1	35.1
	High school graduate (includes equivalency)	3,085	533
	Percent	16.7	27.3
	Some college or associate's degree	2,224	210
	Percent	12.1	10.7
	Bachelor's degree or higher	7,389	527
	Percent	40.1	26.9
Two or More Races	Total	35,387	3,253
	Less than high school diploma	2,860	561
	Percent	8.1	17.2
	High school graduate (includes equivalency)	2,701	347
	Percent	7.6	10.7
	Some college or associate's degree	4,948	845
	Percent	14.0	26.0
	Bachelor's degree or higher	24,878	1,500
	Percent	70.3	46.1
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	49,156	4,436
	Less than high school diploma	9,204	1,262
	Percent	18.7	28.5
	High school graduate (includes equivalency)	6,091	892
	Percent	12.4	20.1
	Some college or associate's degree	6,004	668
	Percent	12.2	15.1
	Bachelor's degree or higher	27,857	1,613
	Percent	56.7	36.4
	DISABILITY STATUS (Civilian noninstitutionalized population)		
Total	Total	663,014	71,575
	Total population with a disability	72,611	10,008
	Percent with a disability	11.0	14.0

	Under 18 years	125,405	14,729
	With a disability	5,680	526
	Percent with a disability	4.5	3.6
	18 to 64 years	454,382	47,482
	With a disability	40,038	5,850
	Percent with a disability	8.8	12.3
	65 years and over	83,227	9,364
	With a disability	26,893	3,631
	Percent with a disability	32.3	38.8
White alone	Total	259,358	15,535
	Total population with a disability	14,605	1,182
	Percent with a disability	5.6	7.6
	Under 18 years	30,703	2,408
	With a disability	392	42
	Percent with a disability	1.3	1.7
	18 to 64 years	197,801	12,279
	With a disability	7,834	943
	Percent with a disability	4.0	7.7
	65 years and over	30,854	848
	With a disability	6,379	197
	Percent with a disability	20.7	23.3
Black or African American alone	Total	285,982	44,308
	Total population with a disability	48,214	7,609
	Percent with a disability	16.9	17.2
	Under 18 years	64,490	8,838
	With a disability	3,727	407
	Percent with a disability	5.8	4.6
	18 to 64 years	176,949	27,698
	With a disability	26,203	3,944
	Percent with a disability	14.8	14.2
	65 years and over	44,543	7,771
	With a disability	18,284	3,258
	Percent with a disability	41.1	41.9
American Indiana and Alaska Native alone	Total	2,044	302
	Total population with a disability	409	86
	Percent with a disability	20.0	28.5
	Under 18 years	239	54
	With a disability	11	0
	Percent with a disability	4.6	0.0
	18 to 64 years	1,322	222
	With a disability	317	60

	Percent with a disability	24.0	27.0
	65 years and over	483	26
	With a disability	81	26
	Percent with a disability	16.8	100.0
Asian alone	Total	27,167	2,206
	Total population with a disability	1,271	97
	Percent with a disability	4.7	4.4
	Under 18 years	2,286	204
	With a disability	65	3
	Percent with a disability	2.8	1.5
	18 to 64 years	22,653	1,752
	With a disability	814	85
	Percent with a disability	3.6	4.8
	65 years and over	2,228	250
	With a disability	392	9
	Percent with a disability	17.6	3.6
Native Hawaiian and Other Pacific Islander alone	Total	368	6
	Total population with a disability	28	0
	Percent with a disability	7.6	0.0
	Under 18 years	34	0
	With a disability	0	0
	Percent with a disability	0.0	--
	18 to 64 years	306	6
	With a disability	28	0
	Percent with a disability	9.2	0.0
	65 years and over	28	0
	With a disability	0	0
	Percent with a disability	0.0	--
Some Other Race alone	Total	32,143	3,306
	Total population with a disability	2,507	302
	Percent with a disability	7.8	9.1
	Under 18 years	11,218	1,051
	With a disability	849	19
	Percent with a disability	7.6	1.8
	18 to 64 years	19,601	2,118
	With a disability	1,365	201
	Percent with a disability	7.0	9.5
	65 years and over	1,324	136
	With a disability	293	82
	Percent with a disability	22.1	60.3

Two or More Races	Total	55,952	5,913
	Total population with a disability	5,577	732
	Percent with a disability	10.0	12.4
	Under 18 years	16,435	2,174
	With a disability	636	55
	Percent with a disability	3.9	2.5
	18 to 64 years	35,750	3,406
	With a disability	3,477	618
	Percent with a disability	9.7	18.2
	65 years and over	3,767	333
	With a disability	1,464	59
	Percent with a disability	38.9	17.7
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	77,177	7,653
	Total population with a disability	6,332	718
	Percent with a disability	8.2	9.4
	Under 18 years	21,660	2,396
	With a disability	1,203	32
	Percent with a disability	5.6	1.3
	18 to 64 years	50,458	4,846
	With a disability	3,174	564
	Percent with a disability	6.3	11.7
	65 years and over	5,059	411
	With a disability	1,955	122
	Percent with a disability	38.6	29.7
	UNEMPLOYMENT RATE (Population 16 years and over)		
Total	Unemployment rate	6.5	8.2
White alone	Unemployment rate	2.6	2.8
Black or African American alone	Unemployment rate	12.8	11
American Indian and Alaska Native alone	Unemployment rate	0	0.0
Asian alone	Unemployment rate	2.4	5.4
Native Hawaiian and Other Pacific Islander alone	Unemployment rate	5.1	0
Some Other Race alone	Unemployment rate	6.2	10
Two or More Races	Unemployment rate	4.4	6.7
Hispanic or Latino	Unemployment rate	4.5	5.6
	POVERTY STATUS		

Total population	Population for whom poverty status is determined	647,874	69,467
	Income in the past 12 months below poverty level	94,140	11,096
	Percent in poverty	14.5	16.0
White alone	Population for whom poverty status is determined	251,541	14,345
	Income in the past 12 months below poverty level	12,612	1,411
	Percent in poverty	5.0	9.8
Black or African American alone	Population for whom poverty status is determined	282,170	43,809
	Income in the past 12 months below poverty level	66,819	8,367
	Percent in poverty	23.7	19.1
American Indian and Alaska Native alone	Population for whom poverty status is determined	1,990	293
	Income in the past 12 months below poverty level	463	25
	Percent in poverty	23.3	8.5
Asian alone	Population for whom poverty status is determined	25,395	2,046
	Income in the past 12 months below poverty level	3,377	95
	Percent in poverty	13.3	4.6
Native Hawaiian and Other Pacific Islander alone	Population for whom poverty status is determined	349	6
	Income in the past 12 months below poverty level	56	0
	Percent in poverty	16.1	0.0
Some Other Race alone	Population for whom poverty status is determined	31,697	3,244
	Income in the past 12 months below poverty level	5,143	512
	Percent in poverty	16.2	15.8
Two or More Races	Population for whom poverty status is determined	54,732	5,725
	Income in the past 12 months below poverty level	5,670	686
	Percent in poverty	10.4	12.0
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Population for whom poverty status is determined	75,448	7,321
	Income in the past 12 months below poverty level	8,870	1,100
	Percent in poverty	11.8	15.0
MEDIAN HOUSEHOLD INCOME			

White alone	Median household income (dollars)	166,774	168,393
Black or African American alone	Median household income (dollars)	60,446	71,715
American Indian and Alaska Native alone	Median household income (dollars)	63,617	--
Asian alone	Median household income (dollars)	121,619	151,481
Native Hawaiian and Other Pacific Islander alone	Median household income (dollars)	--	--
Some Other Race alone	Median household income (dollars)	74,754	60,293
Two or More Races	Median household income (dollars)	116,869	79,069
Hispanic or Latino	Median household income (dollars)	106,435	63,019
	TENURE		
Total householder	Total	321,556	32,110
	Owner occupied	132,288	14,148
	% owner occupied	189,268	17,961
	Renter occupied	41.1	44.1
	% renter occupied	58.9	55.9
White alone	Total	141,114	7,055
	Owner occupied	67,735	4,098
	% owner occupied	73,379	2,957
	Renter occupied	48.0	58.1
	% renter occupied	52.0	41.9
Black or African American alone	Total	132,272	20,747
	Owner occupied	46,179	8,500
	% owner occupied	86,093	12,247
	Renter occupied	34.9	41.0
	% renter occupied	65.1	59.0
American Indian and Alaska Native alone	Total	1,199	158
	Owner occupied	235	79
	% owner occupied	964	79
	Renter occupied	19.6	50.0
	% renter occupied	80.3	50.0
Asian alone householder	Total	14,121	974
	Owner occupied	5,843	445
	% owner occupied	8,278	529
	Renter occupied	41.4	45.7
	% renter occupied	58.6	54.3
Native Hawaiian and Other Pacific Islander alone	Total	129	0
	Owner occupied	41	0
	% owner occupied	88	0.0%

	Renter occupied	31.8	--
	% renter occupied	68.2	--
Some Other Race alone	Total	10,020	1,095
	Owner occupied	2,878	290
	% owner occupied	7,142	805
	Renter occupied	28.7	26.5
	% renter occupied	71.3	73.5
Two or More Races householder	Total	22,702	2,081
	Owner occupied	9,377	736
	% owner occupied	13,323	1,344
	Renter occupied	41.3	35.4
	% renter occupied	58.7	64.6
Hispanic or Latino (Hispanics can be of any race and are included in race categories above)	Total	28,939	2,648
	Owner occupied	10,529	966
	% owner occupied	18,407	1,681
	Renter occupied	36.4	36.5
	% renter occupied	63.6	63.5
	HOUSING COST BURDEN		
Total	Total Households	311,165	31,017
	Cost Burdened Households	105,775	11,412
	Not Computed	10,391	1,093
	Percent of households spending 30% or more of their income on housing	34.0	36.8